

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 19, 2015, scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting:** 7:00 PM

**Roll Call:** Note Presence of a Quorum.

**APC Members Present:** Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Andre Maue, David Schmitz, and Robert Spraetz.

**City Staff Present:** Andrew Murray, Associate Planner; Pam Howard, Associate Planner; and Rodney Retzner, Esq., City Attorney.

**Approval of Minutes:** October 5, 2015 APC Meeting Minutes

Motion: To approve the October 5, 2015 minutes.

Motion: Maue; Second: Spraetz; Vote: Approved 7-0.

Andrew Murray reviewed the meeting rules and procedures.

**Case No. 1510-ODP-22 & 1510-SPP-22**

**Description:** Grand Park Village – Lake Village Subdivision  
Henke Development Group by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review for 2 commercial lots and 1 block on approximately 54.39 acres +/-, located in the Grand Park Village PUD District.

Day recused himself from this item.

Murray presented an overview of the proposal as outlined in the staff report, including updates since the public hearing on October 5, 2015.

Motion: Approve 1510-ODP-22 and 1510-SPP-22 with the following condition:

- All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the approval of the secondary plat and issuance of an improvement location permit.

Motion: Schmitz; Second; Horkay; Vote: 6-0

Day returned to the meeting.

**Case No. 1510-ODP-21 & 1510-SPP-21**

Description: Chatham Hills, Section 2  
Chatham Hills, LLP by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review for 134 single-family lots on approximately 94.49 acres +/-, located in the Chatham Hills PUD District.

Howard presented an overview of the proposed overall development plan, primary plat, and associated waiver request, as outlined in the staff report, including updates from the public hearing on October 5, 2015.

Motion: Approve the requested waiver to reduce of right-of-way dedication from a 50' half right-of-way to a 30' half right-of-way for Block 10 ("The Robinson Parcel"), per the findings outlined in the staff report.

Motion: Maue; Second; Schmitz; Vote: 7-0

Motion: Approve 1510-ODP-21 and 1510-SPP-21 with the following conditions:

- a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- b. Approval of the landscape plan be delegated to staff upon completion of a tree inventory survey.

Motion: Schmitz; Second; Hoover; Vote: 7-0

**Case No. 1510-DDP-21**

Description: CVS Pharmacy – Amendment  
SEC of 161<sup>st</sup> Street and Spring Mill  
TMC Indiana 2, LLC by American Structurepoint, Inc. requests Detailed Development Plan review for an addition to the previously-approved building on approximately 1.324 acres +/-, located in the Spring Mill Station SEC PUD District.

Howard presented an overview of the proposed amendment as outlined in the staff report, including updates from the public hearing on October 5, 2015.

Motion: Approve 1510-DDP-21 with the following conditions:

- a) All necessary approvals be obtained from the Westfield Public Works and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

- b) That approval of the window graphics be delegated to staff with guidance from the Spring Mill Station Task Group.

Motion: Horkay; Second; Hoover; Vote: 7-0

**Case No. 1509-PUD-18 (CONTINUED)**

Description: The Trails PUD  
East side of Oak Ridge Road, south of State Road 32  
EdgeRock Development requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Trails PUD District.

**Case No. 1510-DDP-18 [CONTINUED]**

Description: Haven at Grand Park Hotel  
Lot 2 of the Grand Park Subdivision  
Hagerman Group by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for a 180-room hotel on approximately 5.26 acres +/- on Lot 2 in the Grand Park Subdivision in the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District.

**Case No. 1510-ODP-20 & 1510-SPP-20 [CONTINUED]**

Description: Waters Edge West  
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

**Case No. 1506-ZC-02 [CONTINUED]**

Description: Bent Creek Commitment Modification  
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

**Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]**

Description: Bent Creek  
*Northwest corner of 159<sup>th</sup> Street and Town Road*  
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

**REPORTS/COMMENTS**

**APC MEMBERS**

No report

**CITY COUNCIL LIAISON**

Report provided by Hoover.

**BZA LIAISON**

Report provided by Schmitz.

**ECD STAFF**

No report

**ADJOURNMENT** (7:20 pm)

Motion: Horkay: Second: Maue: Vote: 7-0

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President, Randell Graham

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Vice President, Andre Maue

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Secretary, Matthew S. Skelton